

ST MARY'S C.E. PRIMARY SCHOOL

RECTORY GARDENS, HORNSEY
LONDON, N8 7PJ

DESIGN AND ACCESS STATEMENT
FOR FACADE WORKS PLANNING APPLICATION

OPENSTUDIO ARCHITECTS

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PROJECT TEAM



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1.0 SUMMARY

Design proposal summary

Openstudio Architects have produced this Design and Access Statement on behalf of their client St Mary’s Church of England Primary School located at Rectory Gardens, Hornsey, N8 7PJ to support a planning submission for proposed facade works to the existing main school building.

Currently the school is housed across two sites (Nursery-Year 2 at Church Lane, with Years 3-6 at Rectory Gardens). The junior school building at Rectory Gardens is currently underutilised. Alongside a Local Authority need for a SEND facility, this has resulted in a decision to consolidate both schools onto the Rectory Gardens site, allowing the Church Lane school to become a LA-run SEND facility.

Minor alterations to the existing school are required as part of this consolidation, and historic issues with overheating on the south facade are being addressed through the proposed works.

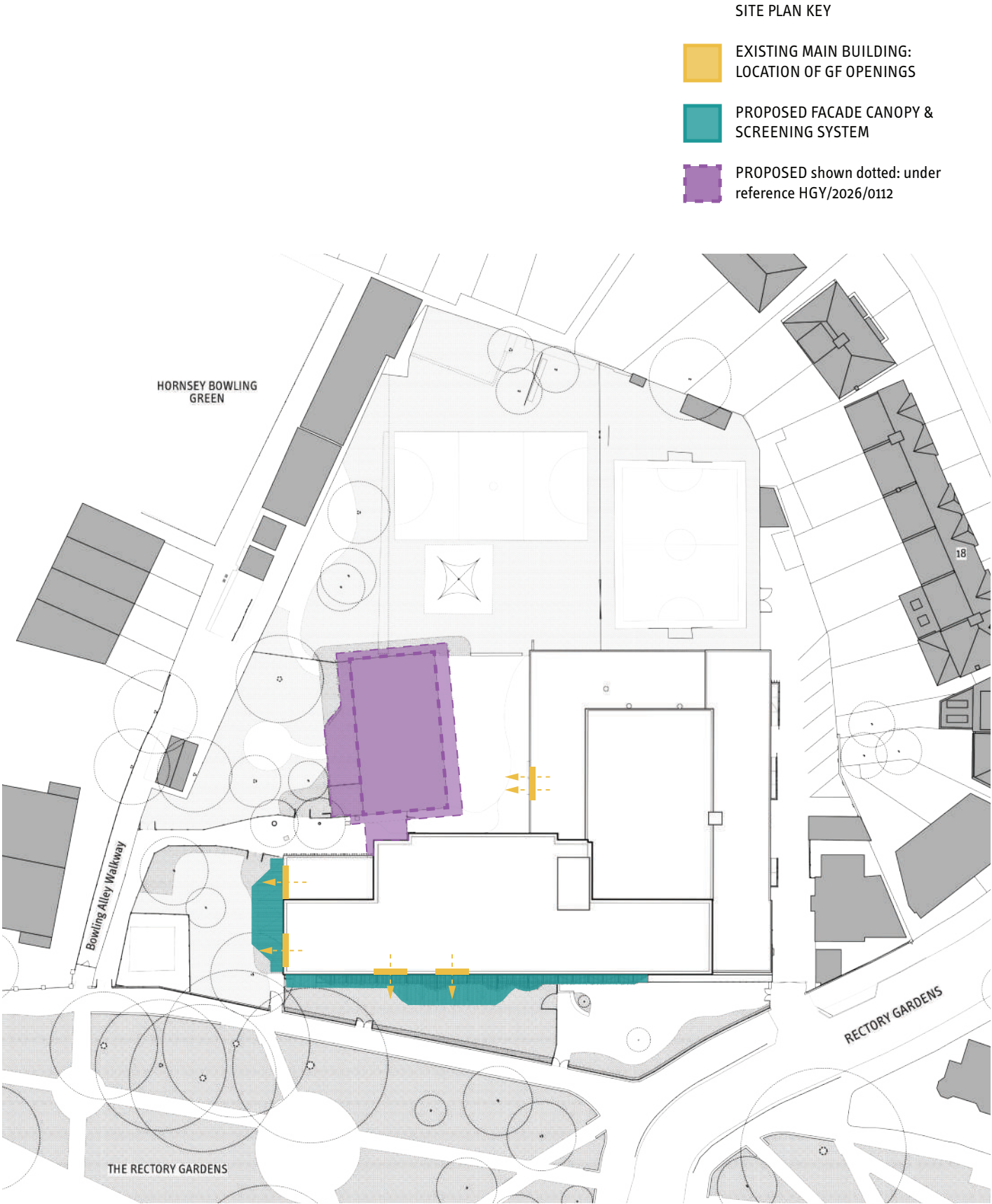
There are two parts to the proposals found in this application:

1. EXISTING MAIN BUILDING

Minor ground-floor alterations to the existing main building include the installation of new doors within the west, south, and courtyard-facing west façades, providing direct access to the entrances and adjacent outdoor play areas for the relocated EYFS provision.

2. CANOPY AND FAÇADE SCREENING SYSTEM

- A new canopy and south façade screening system are proposed to serve multiple purposes:
- Screening of the south-facing facade, which is subject to overheating
 - Provision of a canopy to provide covered outdoor play spaces for the new classrooms
 - Provide a new cohesive identity for the school





2.1 THE CURRENT TWO SITES OF ST MARY'S C.O.E PRIMARY SCHOOL



RECTORY GARDENS



Direction to HORNSEY PARISH CHURCH
(not shown on map)

THE CURRENT STRUCTURE

The current school is divided into three phases and based over two sites:
Church Lane Site: Lower Phase (Nursery, Reception and Years 1 and 2)
Rectory Gardens Site: Middle Phase (Years 3 and 4) and Upper Phase (Years 5 and 6)

The school is actively involved in the local community and the local churches.



ST MARY'S CHURCH TOWER



CHURCH LANE

2.2 RECTORY GARDENS SITE AND CONSERVATION AREAS

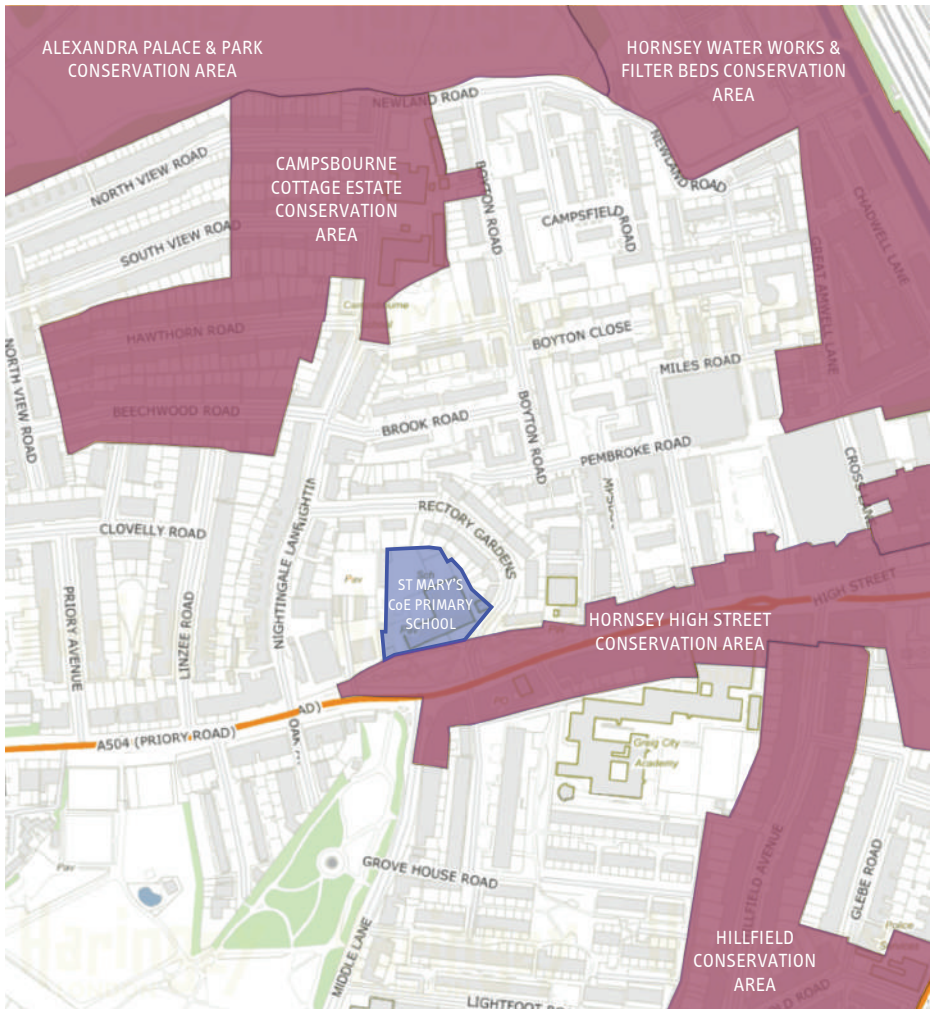
St Mary's Church of England Primary School is unlisted and is not located in a conservation area.

The school borders and overlooks the Hornsey High Street Conservation Area which is located directly to the south and south-east of the site.

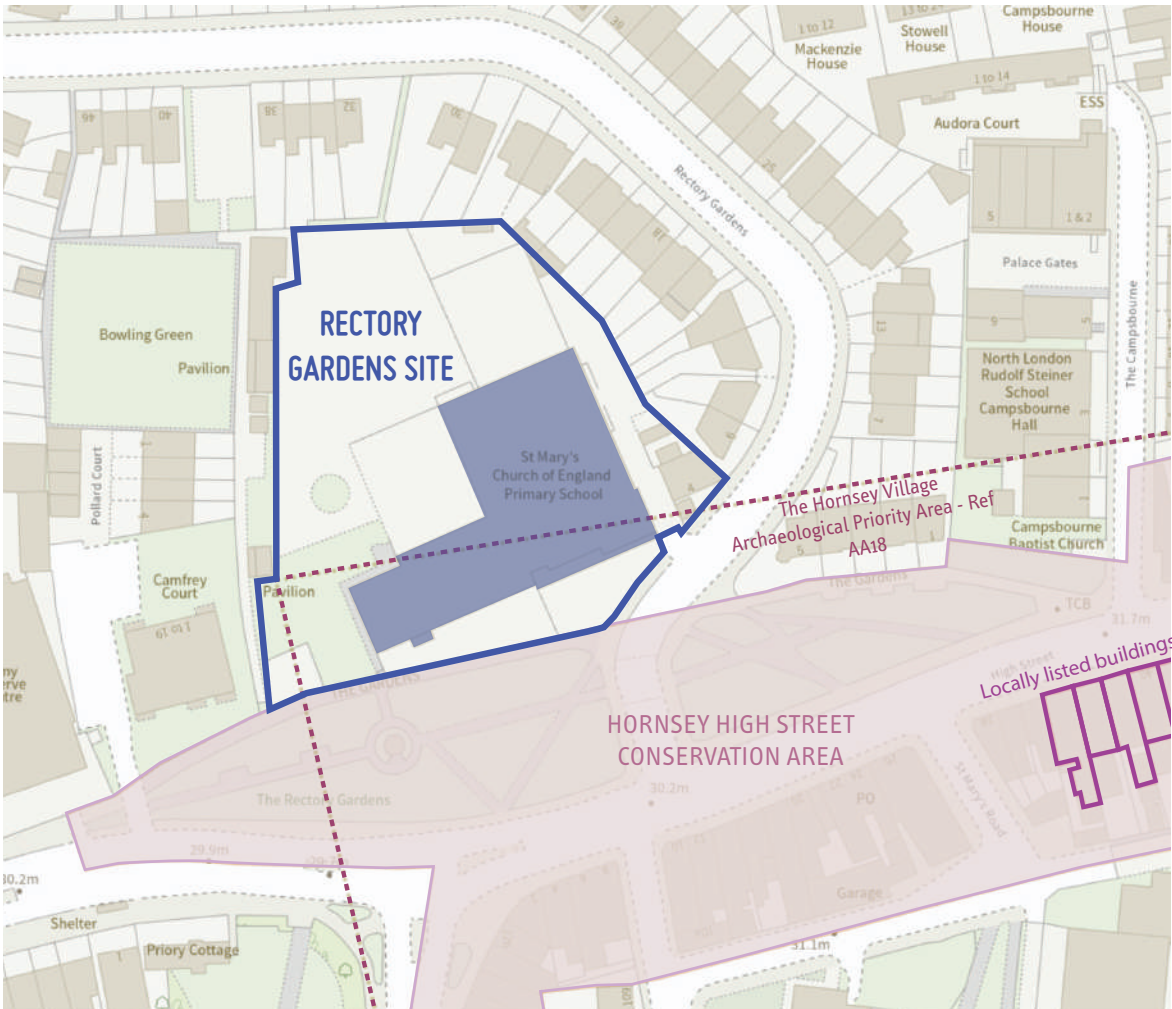
The Hornsey Village Archaeological Priority Area – Ref. AA18 overlaps onto the southern most part of the site.



1

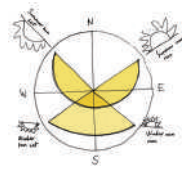


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- 1 View of the south facade overlooking the Rectory Gardens and the High Street
- 2 Context map showing conservation areas
- 3 Haringey plan showing conservation areas



3.0 EXISTING BUILDING AND CONTEXT

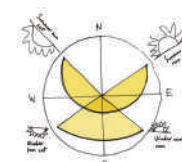
3.1 Site location

The Rectory Gardens school is located in a large, utilitarian 1960s building very much of it's time in terms of design and thermal performance. It is a large uniform concrete-framed structure built in a repetitive grid, over ground, first and second floors with low insulation values and large areas of metal-framed south-facing glazing, which means that the classrooms are subject to overheating on sunny days.

Originally designed as a secondary school, the building retains a large-scale form, particularly along its southern elevation. This scale could be modified to create a more child-appropriate environment in line with its current use as a primary school.

To the south of the site are the Rectory Gardens and the High Street which are both located within the Hornsey High Street Conservation area. To the east and north of the site are located 2-3 storey terraced houses with rear gardens that border onto the school property. To the west of the site two apartment buildings of 4 stories are located: Camfrey Court which overlooks Rectory Gardens and Priory Road to the south and the newer Pollard Court located adjacent to the bowling green with rear gardens backing onto the bowling green alley.

The Hornsey Bowling Club is located to the north west of the site with a pedestrian access path to the south onto Rectory Gardens that runs parallel to the school's west boundary.



- 1 Aerial photograph of the site & surrounding area
- 2 Aerial view from south
- 3 Aerial view from west
- 4 Aerial view from north
- 5 Aerial view from east



2



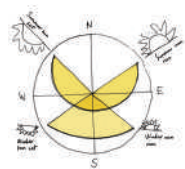
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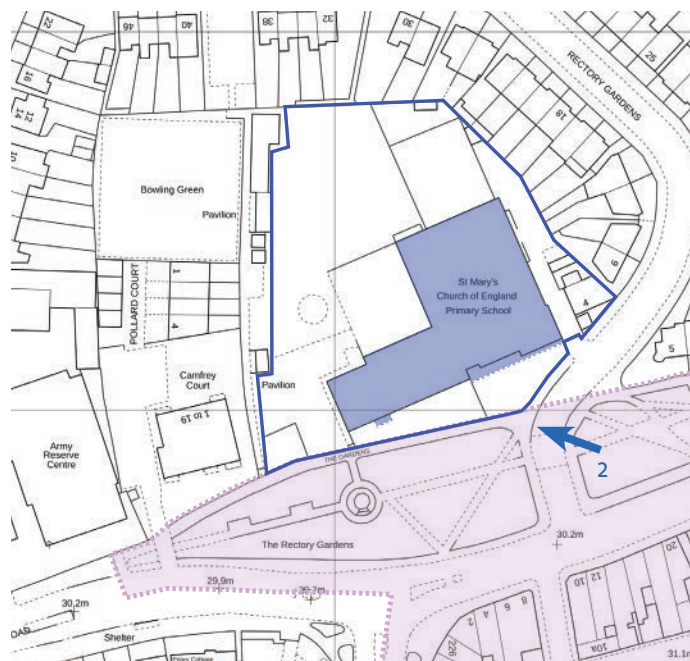
- 1 Street view of south facade from Hornsey High Street
- 2 View of south facade from Rectory Gardens

ST MARY'S C.E. PRIMARY SCHOOL SOUTH FACADE

VIEW OF ALEXANDRA PALACE BEYOND



1



2

4.0 DESIGN ISSUES AT RECTORY GARDENS

4.1. EXISTING SOUTH FACADE

APPROACH & VISIBILITY

The main south-facing facade of the school looks on to Rectory Gardens and the High Street which are both located within the Hornsey High Street Conservation area. This entrance facade is visible from the street and gardens, through the local trees.

OVERHEATING

The extensive glazing on the south-facing facade results in significant overheating in many of the classrooms. This creates an uncomfortable internal environment that is not conducive to effective teaching and learning. The school has formally identified this as a key issue that must be addressed as part of the proposed merger.

LACK OF IDENTITY

The long and low rectilinear form of the existing facade is comprised of three levels with extensive glazing and a flat roof. There is a lack of identity associated with the repetitive rhythm of glazing spanning the full extent of the facade and low obscure entrances at ground floor level with unclear signage. While prominent, due to its scale, the building does not currently immediately communicate its use as a primary school.

4.2 EXISTING ENTRANCE AREAS

ACCESS

The school has four main public access points:

1. Main Entrance Area

Primarily used by visitors and staff. This hard-landscaped area includes planting and is enclosed by a metal fence. Main gated access is from the Rectory Gardens public path, with a secondary gate leading from the driveway to the staff parking area.

2. Secondary Entrance Area

Currently underutilized for pupil access. Floodworks carried out in 2024 included a metal mesh fence along the boundary with an adjacent planted swale, drainage layer to the play area and artificial grass. It includes a gate connecting to the main entrance area.

3. Pupils' Main Side Entrance

Accessed via a public path along the north edge of Rectory Gardens. This entrance leads to a gated side walkway, which connects to the rear entrances of the school.

4. Vehicular Side Entrance Area

The only vehicular access to the site, located off Rectory Gardens. The driveway leads to staff parking and service areas along the building's east facade, with ramp access to the rear reception.

TRANSFORMER AREA (indicated in yellow on plan)

In the south-west corner of the site is a fenced-off zone, within which a smaller, inner enclosure houses the transformer.

BOWLING ALLEY ENTRANCE & WALKWAY

(indicated in green on plan)

To the west of the substation area lies the entrance to the Bowling Alley. A walkway leading to the bowling green runs parallel to the site's western boundary.



2. SECONDARY ENTRANCE AREA

1. MAIN ENTRANCE AREA

4. VEHICULAR SIDE ENTRANCE AREA



- 1 Pupil's main side entrance from Rectory Gardens
- 2 Secondary entrance area
- 3 Main school entrance area
- 4 Entrance to Bowling Club viewed from The Rectory Gardens
- 5 View of Bowling Club walkway
- 6 View of substation area
- 7 Walkway from pupil's main side entrance

